

**WDVA  
Skilled Nursing Facility  
Project Update**

March 12, 2002

***nbbj***

## **Project Overview**

- Design has begun for a new 240-bed skilled nursing facility at Retsil
- New facility would replace existing skilled nursing beds at Retsil & Orting
- WDVA would also continue to operate 100-120 beds of light nursing care at Retsil

# Project Overview

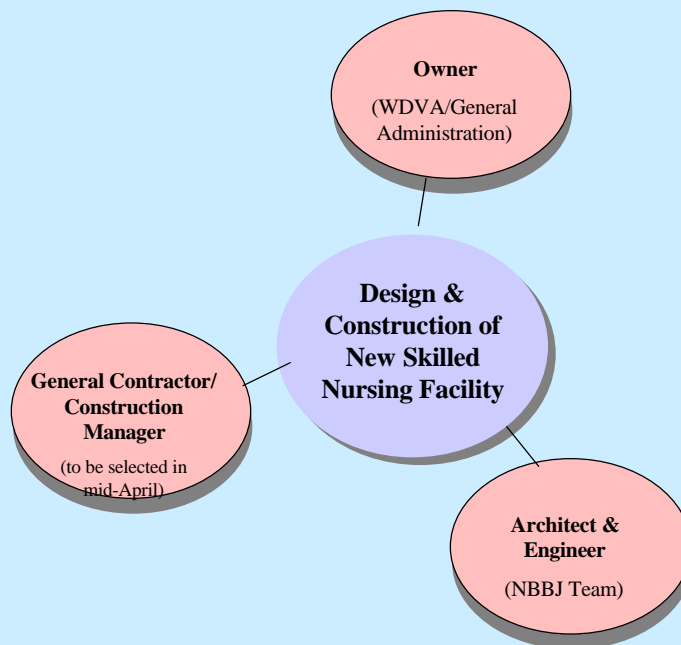
- **Estimated cost of new skilled nursing facility:**
  - Construction Costs: \$30.9 million
  - Total Project Costs: \$47.3 million
- **Project funding:**
  - Federal VA 65% \$30.7 million
  - State 35% \$16.4 million

## Site Area for New Facility



- New facility will require demolition of Buildings 1 through 5, 13 and 14
- Relocation of some light nursing & domiciliary residents, plus administration, activities, pharmacy and possibly kitchen/dining

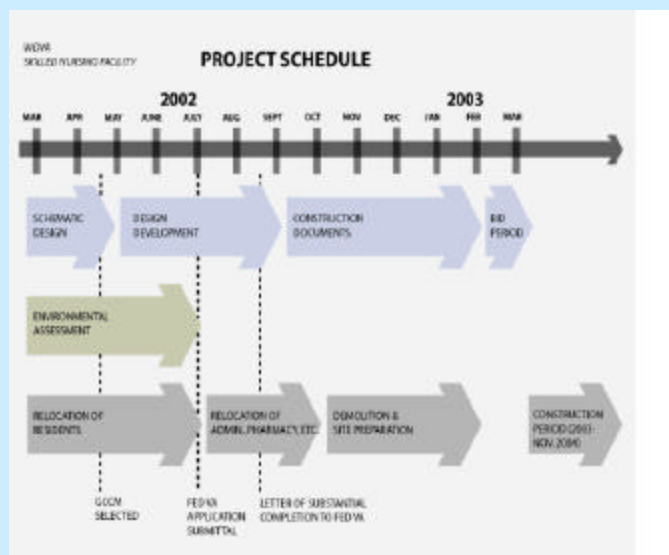
# Partnership for Design & Construction



# NBBJ Design Team



# Project Schedule



## **Program and Design Goals**

- Best skilled nursing facility for residents and staff
- Create nursing unit “Neighborhoods” & “Town Center” core of support spaces
- Decentralized nursing model
- Universal rooms that allow aging in place and can adapt to changing needs of future



## **Program and Design Goals**

- Maximize views of Sinclair Inlet
- Integrate the new facility into the natural contours of the site
- Protect, preserve and enhance the sense of place found in Retsil Square
  - Sense of arrival
  - Familiarity of axial plan/history/story
  - Anchoring of architectural icons & community functions
- Balance need for socialization with respect for privacy
- Setting the stage for next phase of development

# Pre-Design “Test of Fit” Concept for New Facility

**Proposed Alternative**

**Phase 1:** New 340 Bed Skilled Nursing Facility

**Phase 2:** New 120 Bed Skilled Nursing Facility

**Phase 3:** New 120 Bed Skilled Nursing Facility

**Phase 4:** New 120 Bed Skilled Nursing Facility

**Phase 5:** New 120 Bed Skilled Nursing Facility

**Phase 6:** New 120 Bed Skilled Nursing Facility

**Phase 7:** New 120 Bed Skilled Nursing Facility

**Phase 8:** New 120 Bed Skilled Nursing Facility

**Phase 9:** New 120 Bed Skilled Nursing Facility

**Phase 10:** New 120 Bed Skilled Nursing Facility

**Legend:**

- Phase 1: New 340 Bed Skilled Nursing Facility
- Phase 2: New 120 Bed Skilled Nursing Facility
- Phase 3: New 120 Bed Skilled Nursing Facility
- Phase 4: New 120 Bed Skilled Nursing Facility
- Phase 5: New 120 Bed Skilled Nursing Facility
- Phase 6: New 120 Bed Skilled Nursing Facility
- Phase 7: New 120 Bed Skilled Nursing Facility
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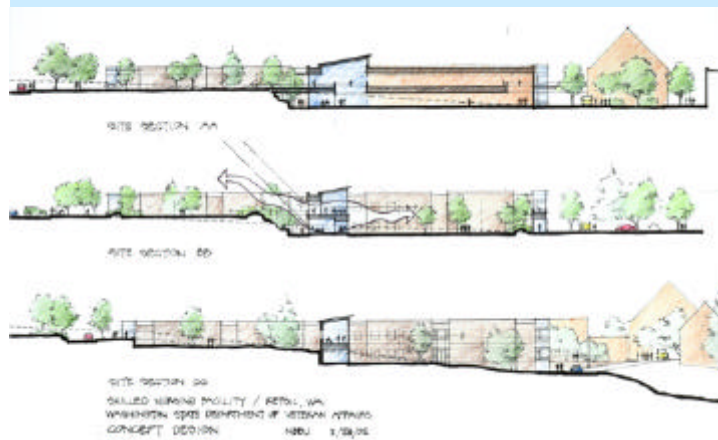
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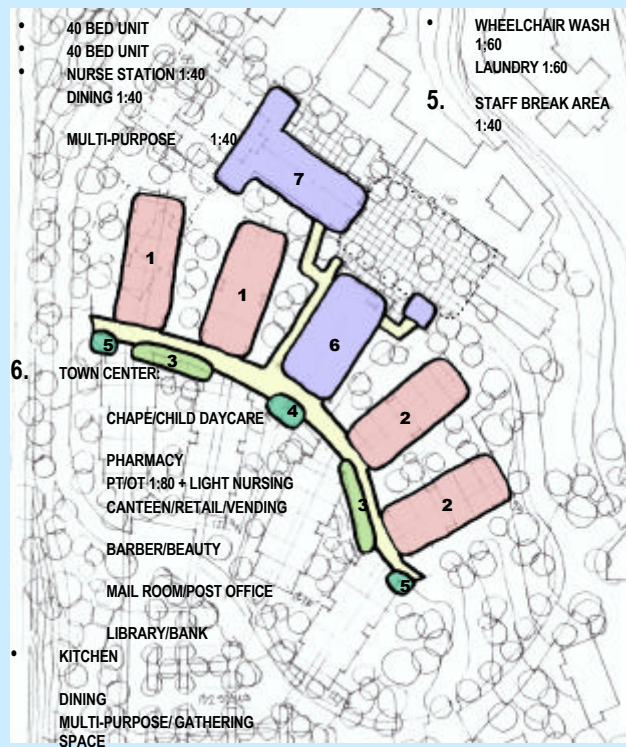


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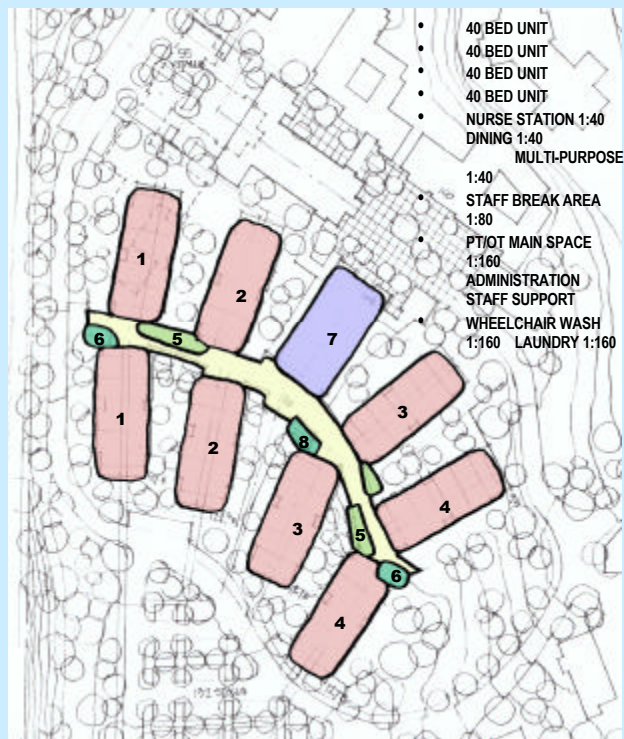


## Site Sections of Skilled Nursing Facility Concept



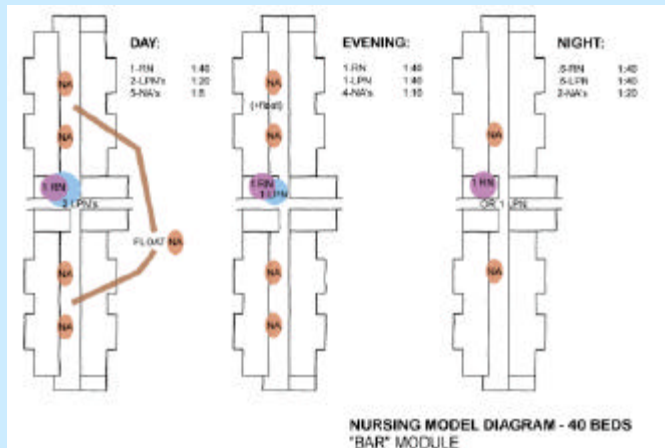


## Facility Functional Relationships Lower Floor



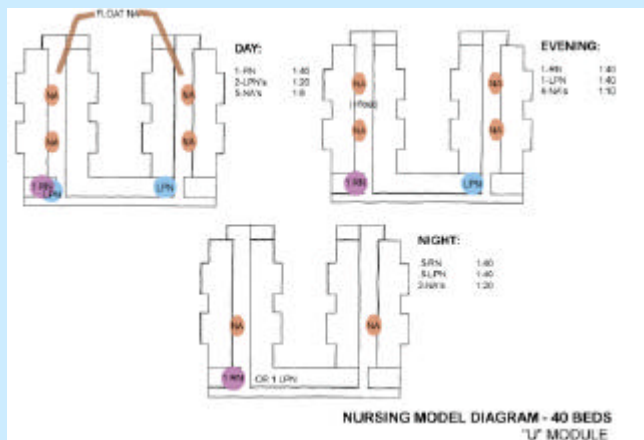
**Facility Functional Relationship  
Upper Floor**

## Nursing Model Diagram – 40 Beds “Bar” Module

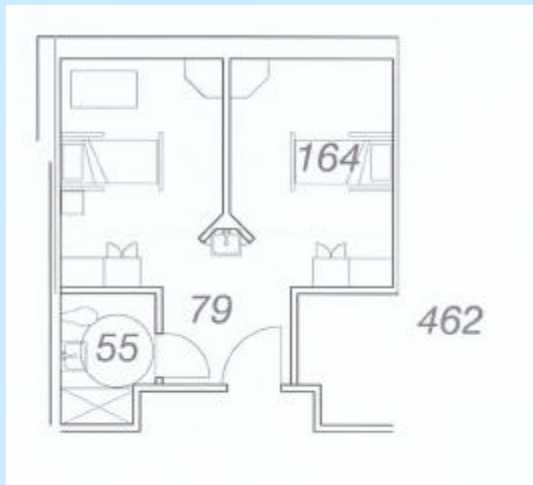


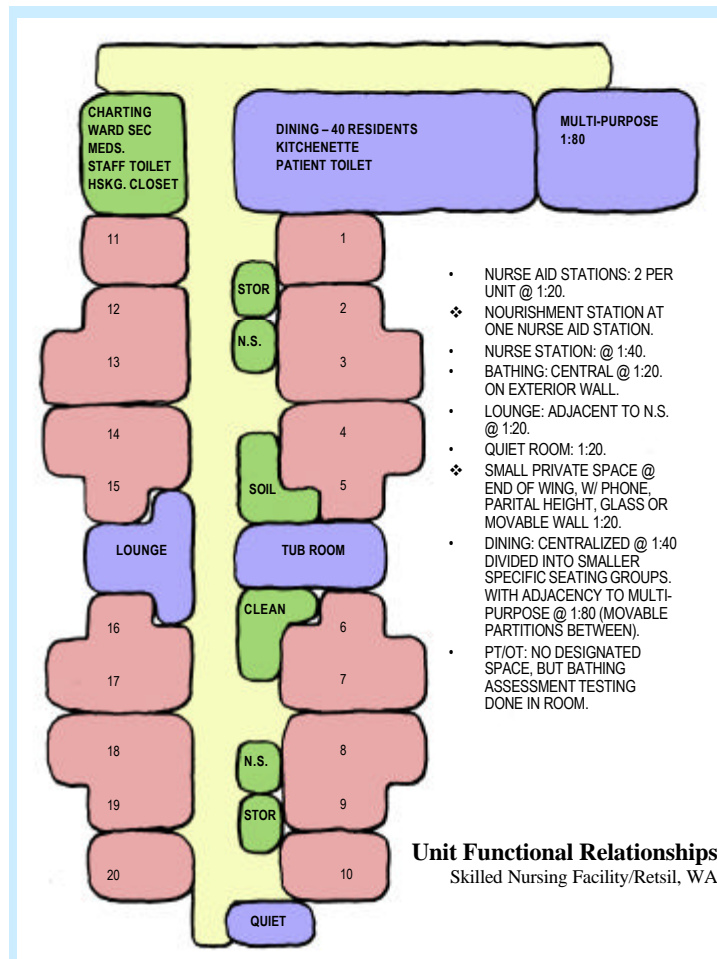


## Nursing Model Diagram – 40 Beds “U” Module



## Double Room Layout





## Construction Phasing Option 1

**Demolish Part of Building 13 but Retain Kitchen/Dining Until New Kitchen/Dining is Constructed**



- + Does not require site and facility for temporary kitchen and dining
- + Provides stability in food service operations during construction
- Food service & dining located in midst of construction zone
- Requires 2<sup>nd</sup> phase of demolition and site prep---time & cost

## Construction Phasing Option 2

**Demolish All of Building 13 & Provide Temporary Kitchen/Dining Until New Kitchen/Dining is Constructed**



- + Food service & dining located away from construction zone
- + Allows one phase of construction-time & cost savings
- Finding site for temporary facility & cost to construct
- Quality of service with temporary food service & dining